126.0	0003	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	986,100 / 986,100
					USE VALUE:	986,100 / 986,100
					ASSESSED:	986,100 / 986,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		BAILEY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHAPIRO MARK D & PATRICIA S
Owner 2:	
Owner 3:	
Street 1:	14 BAILEY ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,500 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1926, having primarily Vinyl Exterior and 2369 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6500.000	432,600		553,500	986,100
Total Card	0.149	432,600		553,500	986,100
Total Parcel	0.149	432,600		553,500	986,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 416.29 | /Parcel: 416.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 81020

GIS Ref

GIS Ref

Insp Date 04/11/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 126.0-0003-0012.0

!9753!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	432,700	0	6,500.	553,500	986,200	986,200	Year End Roll	12/18/2019
2019	101	FV	319,100	0	6,500.	584,300	903,400	903,400	Year End Roll	1/3/2019
2018	101	FV	297,700	0	6,500.	430,500	728,200	728,200	Year End Roll	12/20/2017
2017	101	FV	297,700	0	6,500.	412,100	709,800	709,800	Year End Roll	1/3/2017
2016	101	FV	297,700	0	6,500.	381,300	679,000	679,000	Year End	1/4/2016
2015	101	FV	286,100	0	6,500.	319,800	605,900	605,900	Year End Roll	12/11/2014
2014	101	FV	286,100	0	6,500.	312,400	598,500	598,500	Year End Roll	12/16/2013
2013	101	FV	286,100	0	6,500.	297,700	583,800	583,800		12/13/2012

PRINT

Date	Time
12/11/20	00:10:46

LAST REV

Date	Time
05/03/18	17:54:13

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9753

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RELIGIOUS CHRIS	28611-47		5/22/1998		316,000	No	No		Y

USER DEFINED

Prior Id # 1:	81020
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/13/2016	627	Redo Bas	15,000					create Fam room in
5/14/2009	345	Add Bath	2,000					
1/6/2005	13	Redo Kit	11,600	C		G6	GR FY06	RE-DO BATH ALSO

ACTIVITY INFORMATION

Date	Result	By	Name
4/11/2018	Meas/Inspect	CC	Chris C
1/6/2009	Meas/Inspect	345	PATRIOT
9/6/2005	Permit Visit	BR	B Rossignol
11/2/1999	Meas/Inspect	263	PATRIOT
7/11/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6500		Sq. Ft.	Site		0	90.	0.95	10									553,498						553,500	

Total AC/HA: 0.14922 | Total SF/SM: 6500 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 553,498 | Spl Credit | Total: 553,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth	1	Rating:	Good
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.24523807
Const Adj.:	0.98990101
Adj $ / SQ:	166.409
Other Features:	96000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	531493
Depreciation:	98858
Depreciated Total:	432635

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 7 | BRs: 4 | Baths: 1 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2005
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

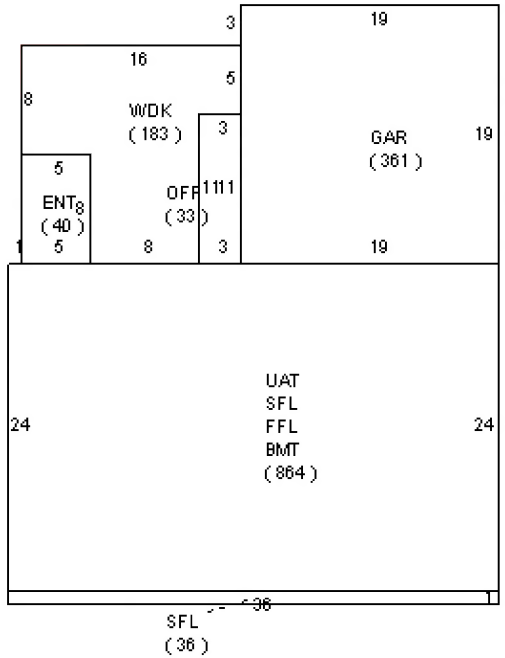
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	183.05
Special Features:	0	Val/Su Net:	124.99
Final Total:	432600	Val/Su SzAd	245.24

SKETCH



Sum Area By Label :
GAR = 361
UAT = 864
SFL = 900
FFL = 864
BMT = 864
OFP = 33
WDK = 183
ENT = 40

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	900	166.410	149,768
BMT	Basement	864	72.390	62,543
FFL	First Floor	864	166.410	143,778
GAR	Garage	361	21.700	7,835
UAT	Upper Attic	216	86.530	18,691
WDK	Deck	183	11.350	2,077
ENT	ENTRY	40	26.130	1,045
OFP	Open Porch	33	43.560	1,437
	Net Sketched Area:	3,461	Total:	387,174
Size Ad	1764	Gross Are	4109	FinArea 2369

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	60		
UAT	100	FLA	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

126.0-0003-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1998	0.00	T	16.8	101						

More: N | Total Yard Items: | Total Special Featues: | Total: